

F A C T B O O K



SAMANA
BUSINESS HUB

ONE VISION. THE EPICENTRE OF MOMENTUM



At the crossroads of connectivity and commerce,
SAMANA Business Hub on Sheikh Zayed Road stands as
a destination designed to accelerate success, where
strategic location meets contemporary design to create
a dynamic hub of growth and opportunity.



SAMANA BUSINESS HUB

SHEIKH ZAYED ROAD

*An address crafted for forward-thinking
businesses ready to lead, scale, and thrive.*

Key Features



THE ADDRESS THAT ANCHORS DUBAI

Seamlessly connected to Sheikh Zayed Road and Dubai Metro with premium residential communities like Jumeirah Lake Towers and Dubai Marina nearby.

QUALITY THAT SURPASSES EXPECTATIONS

SAMANA Business Hub delivers a working experience that matches the high stakes work environment and balances it with facilities and amenities not seen before in a commercial setup.

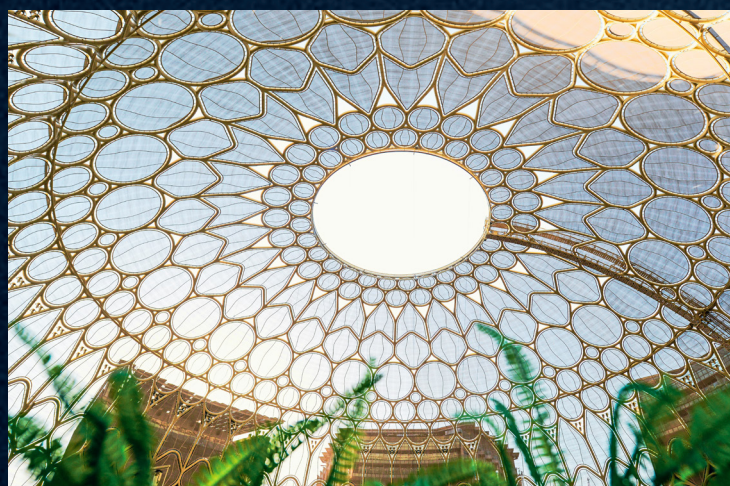


Proximity



10 *min*

Palm Jebel Ali
Jumeirah Lake Towers



12 *min*

Dubai Marina Mall
Mall of the Emirates



15 *min*

Expo City Dubai
Al Maktoum International Airport (DWC)

Project Overview



4

Floors of Basement Parking

5

Floors of Podium

18

Floors of Office Spaces

16

Retail Units



3.6m

Floor-to-floor height



13

Elevators



25+

Amenities

Key Amenities

that centralize workplace experience

OUTDOOR AMENITIES

Adult Swimming Pool
Pool Deck
Lazy Lounge
Cabanas
Outdoor Amphitheatre
Outdoor Cigar Lounge
Outdoor Lounge
Outdoor Meeting Space
Outdoor Café
Outdoor Yoga and
Meditation Area



INDOOR AMENITIES



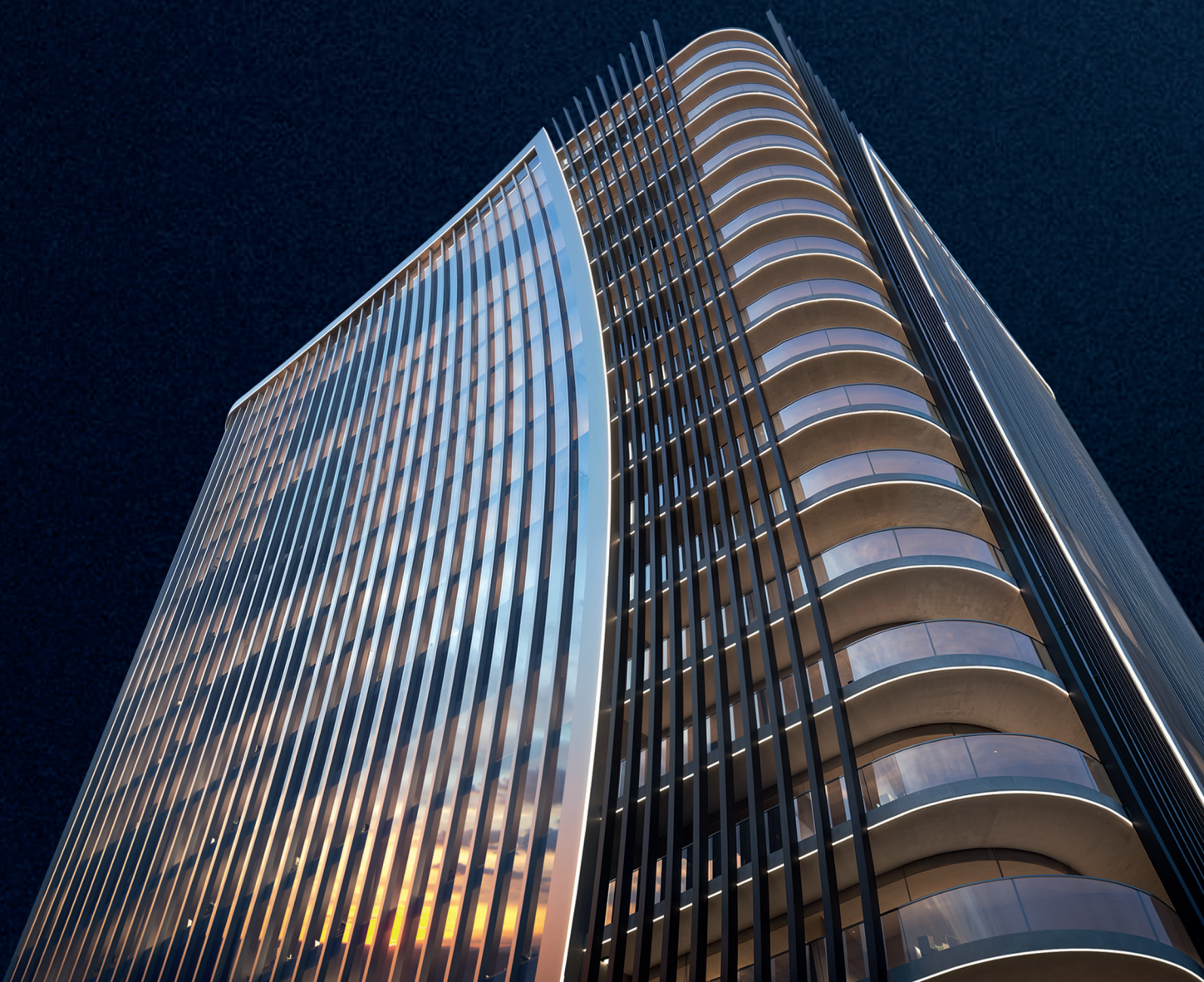
Executive Business Club
Conference Rooms
Podcast Room
Co – working space
Indoor Lounge
Indoor Café



Indoor Gym
Pilates
Sauna
Male Prayer Room
Female Prayer Room

Units Released

FLOOR	OFFICE	RETAIL
GROUND FLOOR	-	10
1 ST PODIUM	-	6
1 ST FLOOR	10	-
2 ND – 8 TH FLOOR	126	-
9 TH FLOOR	9	-
10 TH – 18 TH FLOOR	162	-





*Payment Plan**

20%

Down Payment

30%

1% x 30 months from booking

10%

On Handover*

40%

1% x 40 months post handover

Anticipated Completion Date

June 2029

*Handover payment is date-based and not on actual completion

*T&C apply

SAMANA
DEVELOPERS